

COUNTY OF YORK

MEMORANDUM

DATE: October 12, 2004 (BOS Mtg. 10/26/04)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Fort Eustis Boulevard Extension – Right-of-Way Acquisition

The Virginia Department of Transportation is in the process of acquiring the right-of-way necessary for the Fort Eustis Boulevard extension project between Route 17 and Old York-Hampton Highway. By letter dated September 2, 2004, VDOT has tendered an offer to the County to acquire the 1.56-acre parcel that the County owns within the path of the project. The County acquired this parcel pursuant to a 1995 land exchange agreement with Mr. C. L. Parrish (Mr. Parrish acquired a parcel that the County owned on Hubbard Lane). The Board of Supervisors authorized acquisition of the 1.56-acre parcel with the intention of it eventually becoming part of the Fort Eustis Boulevard right-of-way. VDOT has proposed to purchase the 1.56-acre parcel for \$173,928. The offer is based on an appraisal prepared by VDOT's Right-of-Way and Utilities Division and includes comparables associated with recent sales of properties zoned IL-Limited Industrial.

The material transmitted by VDOT includes a proposed Option Agreement, which the County is requested to execute. The proposed option agreement has been reviewed by the County Attorney and found to be acceptable as to form. The County Assessor has reviewed the property appraisal submitted by VDOT and is of the opinion that the \$173,928 offer is consistent with market value for the subject property.

Because this issue involves the disposition of County-owned property, a public hearing is required. Accordingly, the public hearing has been advertised for the Board's October 26th meeting.

I recommend that the Board authorize the sale of this property, which was acquired for this very purpose, and the execution of the Option Agreement. Further, I recommend that the Board appropriate the proceeds from this sale to the Shared Roads CIP account, which would help replenish the funds that were used to acquire the Grafton Drive/Burts Road connector right-of-way.

Please let me know if you have questions or need additional information.

Carter/3337
Attachments

- Letter from VDOT
- Maps of the Property
- Proposed Resolution No. R04-151